

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY PUBLIC

January 2, 2026

[REDACTED]
CCRC-BRANDYWINE LLC
[REDACTED]

RE: THE INN AT FREEDOM VILLAGE
25 FREEDOM BOULEVARD
WEST BRANDYWINE, PA, 19320
LICENSE/COC#: 11875

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/14/2025 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: THE INN AT FREEDOM VILLAGE License #: 11875 License Expiration: 06/20/2026
 Address: 25 FREEDOM BOULEVARD, WEST BRANDYWINE, PA 19320
 County: CHESTER Region: SOUTHEAST

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: CCRC-BRANDYWINE LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-1 Date: 11/23/1998 Issued By: Dept of Health

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 34 Waking Staff: 26

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Incident Exit Conference Date: 11/14/2025

Inspection Dates and Department Representative

11/14/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 25 Residents Served: 17

Secured Dementia Care Unit
 In Home: Yes Area: Entire Home Capacity: 25 Residents Served: 17

Hospice
 Current Residents: 0

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 17
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 17 Have Physical Disability: 0

Inspections / Reviews

11/14/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/20/2025

12/18/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 12/30/2025
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/22/2025

Inspections / Reviews *(continued)*

12/22/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 12/30/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 01/02/2026

01/02/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/30/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

42c - Treatment of Residents

1. Requirements

2600.

42.c. A resident shall be treated with dignity and respect.

Description of Violation

On [redacted] at approximately 10:00 pm, staff member A moved an object on the floor with their foot, prompting resident [redacted] to ask what it was. Staff member A responded in a loud, demeaning voice, "You ask too many questions," and repeatedly told the resident to be quiet.

Plan of Correction

Accept [redacted] - 12/22/2025)

- 1. Staff in question coached on proper communication prior to returning to schedule on 11/24/25.
- 2. HWD/MCM will conduct inservice with staff regarding effective communication with people with a diagnosis of dementia by 12/31/25
- 3. This training will be assigned annually moving forward
- 4. HWD/ MCM will track compliance of assigned training beginning 1/1/26

Licensee's Proposed Overall Completion Date: 12/31/2025

Implemented [redacted] - 01/02/2026)